

PB# 90-44

WALSH INDUSTRIAL CENTER

9-1-70.1 & 78.232

6 Month Special Permit
Approved 10/3/90
Expires 4/3/91

As per 3/27/91 P.B. Meeting:
6 Month Extension of Approval
granted - Expires 10/3/91

As per 7/25/91 P.B. Meeting:
6 Month Extension of Approval
granted - Expires 4/3/92

As per 4/8/92 P.B. Meeting:
1 Year Extension of Approval
granted - Expires 4-3-93

As per 5/12/93 P.B. Meeting
1 Year Extension of Approval
granted - Expires 4-3-94

As per 4/13/94 P.B. Meeting
granted 1 Year Extension of Approval
Expires 4-3-95

As per 3/22/95 P.B. Meeting
granted 1 Year Extension of Approval
Expires 4/3/96

As per 3/27/96 P.B. Meeting:
granted 60 day extension.
Expires 6/3/96

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

11631
Sept. 18 19 90

Received of David Plotter \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board App. Fee #90-44

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Cash</u>		<u>25.00</u>

By Pauline G. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

11633
September 19 19 90

Received of Pauline G. Townsend \$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For Towburgh Auto Auction Planning Board 90-44
Site Plan application

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR # 14680-J</u>		

By Chadwick
Campbell
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

11669
Oct. 9 19 90

Received of Newburgh Auto Auction \$ 100.00

One Hundred and 00/100 DOLLARS

For Site Plan Approval - P/B #90-44

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check #100.00</u>		
<u>#15080-J</u>		

By Pauline G. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Cash		204

est
Town Clerk
Title

General Receipt 11633

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Pauline I. Townsend September 19 19 90
\$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For Newburgh Auto Auction Planning Board 90-44
DISTRIBUTION: Site Plan application

FUND	CODE	AMOUNT
<u>CR # 14680-J</u>		

By John
Campbell
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 11669

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Newburgh Auto Auction Oct. 9 19 90
\$ 100.00

One Hundred and 00/100 DOLLARS

For Site Plan Approval - P/B # 90-44

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check # 100.00</u>		
<u># 15080-J</u>		

By Pauline I. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Eng. \$ 157.00

March 27, 96

47

CORRESPONDENCE

WALSH INDUSTRIAL CENTER - REQUEST FOR 60 DAY EXTENSION
OF SPECIAL PERMIT DUE TO EXPIRE

MR. PETRO: I have a letter here, this is from Steel Style, Inc. the owner of the property. "We respectfully request 60 day extension of special permit which is due to expire. We have engaged the firm of Spechter Engineering, P.C. to develop a viable ground water management plan, proposed grading plan, and to implement a pollution prevention plan for the auto storage facility Walsh Industrial Center. Draft drawings have been completed and will be forwarded to the same within two weeks to the planning board engineer, Mr. Mark Edsall, P.E. for review and approval. Additionally enclosed for your files is a copy of the New York State Department of Environmental Conservation SPEDES general permit for storm water discharges from construction activities. Effective date August 1, 1993, expiration date August 1, 1996. Thank you for your time and consideration of this request and trust the planning board will act favorable on the extension allowance for the engineering work to be completed. Sincerely, David Plotkin." I did personally see the plans, I did not review them, they are done, I know that he is going to get in touch with Mark within the next week, we have had problems as you know the supervisor has been aware of the problems, has talked to me, talked to Mark and talked to Mr. Plotkin and we feel at this time that he is diligent in making an effort to remedy the problems and at this time, if there's any other discussion from any of the members, I'd like to hear it.

MR. LANDER: Make a motion for 60 day extension of the special permit.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant 60 day extension to the special permit to Steel Style, Inc. in Newburgh for the special permit. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

RESULTS OF P.E. MEETING

DATE: March 27, 1996

PROJECT NAME: Walsh Ind. Center PROJECT NUMBER 90-44

Spec. Permit

LEAD AGENCY: _____ NEGATIVE DEC: _____

M) _____ S) _____ VOTE: A _____ N _____ M) _____ S) _____ VOTE: A _____ N _____

CARRIED: YES _____ NO _____ CARRIED: YES: _____ NO _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

DISAPP: REFER TO Z.B.A.: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) _____ S) _____ VOTE: A _____ N _____ APPROVED: _____

M) US LU VOTE: A 5 N 0 APPR. CONDITIONALLY: _____

60 day extension

NEED NEW PLANS: YES _____ NO _____

To 6-3-96

DISCUSSION/APPROVAL CONDITIONS: _____

Get attachment for letter

STEEL STYLE INC.

401 SOUTH WATER STREET

NEWBURGH, N.Y. 12550

(914) 562-0860 FAX (914) 562-0870

===== Engineers - Designers - Fabricators =====

March 22, 1996

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Attention: Mr. James Petro, Jr. Chairman
New Windsor Planning Board

RE: Request for Extension of Special Permit
Walsh Road Drainage and Site Management Plan

Dear Mr. Petro,

We respectfully request a 60-day extension of our "Special Permit" which is due to expire on April 3, 1996. We have engaged the firm of Spectra Engineering, P.C. to develop a viable Ground Water Management Plan, Proposed Grading Plan and to implement a Pollution Prevention Plan for the Auto Storage Facility, Walsh Industrial Center.

Draft Drawings have been completed and we will forward same within two weeks to the Planning Board Engineer, Mr. Mark Edsall, P.E. for review and approval.

Additionally, enclosed for your files is a copy of the:

New York State Department of Environmental Conservation
SPDES General Permit
For Storm Water Discharges from Construction Activities

Effective Date: August 1, 1993 Expiration Date: August 1, 1996

Thank you for your time and consideration in the processing of this request and trust the Planning Board will act favorably on the extension allowing for the engineering work to be completed.

Sincerely,

STEEL STYLE, INC.


David Plotkin

DP:vmf

Enclosure

cc: Mr. George J. Meyers, Supervisor
Mr. Mark Edsall, P.E., Planning Board Engineer
Mr. Keith Williams, General Manager, Newburgh Auto Auction



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

20 March 1996

MEMORANDUM FOR RECORD

SUBJECT: WALSH INDUSTRIAL CENTER (PLOTKIN) SITE PLAN
PLANNING BOARD/DRAINAGE ISSUES
TELECON WITH DAVE PLOTKIN - 3/18/96
MHE JOB NO. 87-56/T90-44

Pursuant to the letter issued by Planning Board Chairman James Petro dated 14 March 1996, as well as discussions between the undersigned and Supervisor Meyers and Highway Superintendent Pullar, I received a telephone call from Dave Plotkin on the morning of 18 March 1996 with regard to these matters.

Mr. Plotkin wanted to know if I had time to review this issue on this morning and indicated that he wanted me to visit the property to review what he has done to date and what he proposes to do. I again advised Mr. Plotkin that our office or the Town cannot be in the position of field designing his stormwater management facilities, without him having the benefit of utilizing his own design professionals. I again indicated that the proper course of action would be his retaining a professional engineer to prepare a Stormwater Management Report and plans in accordance with the New York State Department of Environmental Conservation SPDES requirements for construction related activities. I again advised him that the amount of area disturbed at his property would appear to necessitate him obtaining a general permit from the DEC for same.

I advised Mr. Plotkin that once he has submitted the above, we will be pleased to review same (if so directed by the Town) and, following same, visit his site to review the issues. Mr. Plotkin indicated that he still desires that the Town of New Windsor install some drainage improvements within Walsh Road, to receive the discharge from his site facilities.

Respectfully submitted,

A handwritten signature in cursive script that reads 'Mark J. Edsall'.

Mark J. Edsall, P.E.
Town Consulting Engineer
MJEmk

cc: Supervisor George J. Meyers
Planning Board Chairman James Petro
A:3-20-E.mk

STEEL STYLE INC.

401 SOUTH WATER STREET

NEWBURGH, N.Y. 12550

(914) 562-0860 FAX (914) 562-0870

===== Engineers - Designers - Fabricators =====

March 6, 1996

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Attn: Mr. James Petro, Jr.
Chairman

RE: Walsh Industrial Center
Site Plan & Special Permit
Approval - Expires 4/3/96
File No 90-44

Gentlemen:

David Plotkin hereby respectfully requests an extension of approval of the above captioned Site Plan and Special Permit, for a period of one (1) year.

Thank you for your attention to this request.

Very truly yours,



David Plotkin
Owner

DP:vmf

3/11/96 @

cc: M.E.
G.M.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES)
STORM WATER GENERAL PERMIT COVERAGE NOTICE

May 5, 1995

Dear Operator:

Your Notice of Intent (NOI) for the facility noted below has been processed by the New York State Department of Environmental Conservation. This facility is authorized to discharge storm water associated with industrial or construction activity under the terms and conditions imposed by DEC's SPDES storm water general permit issued for use in the state of New York. Your facility's SPDES Baseline Industrial storm water permit number is NYR00E814.

New York's storm water general permit requires certain storm water pollution prevention and control measures, possible monitoring and reporting, and annual inspections. Among the conditions and requirements of this permit, you must prepare and implement a pollution prevention plan (PPP) that is tailored to your industrial or construction site. Enclosed is a summary guidance document designed to assist you in the development and implementation of your PPP. The summary is organized according to the phases of the pollution prevention planning process. A set of worksheets and an example of a pollution prevention plan are provided for your assistance. As a facility authorized to discharge under this storm water general permit, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

FACILITY:

Walsh Industrial Center
Walsh Road
New Windsor, NY 12553-
412936, 0740040,

OPERATOR:

Steel Style Inc.
401 S Water St
Newburgh :
NY 12550-

If you have general questions concerning the storm water program, or if you need to obtain a copy of the permit, please contact New York DEC at (518)457-9601.



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES GENERAL PERMIT
FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

Permit No. GP-93-06

Issued Pursuant to Article 17, Titles 7, 8 and Article 70
of the Environmental Conservation Law

Effective Date: August 1, 1993

Expiration Date: August 1, 1998

George A. Danskin
Chief Permit Administrator

George A. Danskin
Authorized Signature

Address:
50 Wolf Road
Albany, N.Y. 12233-1750

Date: July 14, 1993



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

March 14, 1996
1763

Mr. David Plotkin
c/o Steel Style, Inc.
401 South Water Street
Newburgh, NY 12550

RE: REQUEST FOR EXTENSION OF SPECIAL PERMIT

Dear Mr. Plotkin:

We are in receipt of your request for extension of approval of your "Special Permit" which is due to expire on April 3, 1996.

On several occasions, our Planning Board Engineer, Mark Edsall, P.E., has tried to resolve with you some outstanding problems at this site. The Planning Board is requesting that you please contact Mr. Edsall at 914-562-8640 at your earliest convenience to arrange a meeting to discuss these outstanding problems. At that time the Board will consider your request for extension of approval for your Special Permit.

If you should have any questions, please contact our office.

Very truly yours,


James Petro, Jr., Chairman

NEW WINDSOR PLANNING BOARD

MLM:mlm

cc: George J. Meyers, Supervisor
Andrew Krieger, Planning Board Attorney
Mark Edsall, P.E., Planning Board Engineer



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763
11 October 1995

Mr. David Plotkin
c/o Steel Style
401 South Water Street
Newburgh, New York 12550

**SUBJECT: "WALSH INDUSTRIAL CENTER" SITE PLAN
NEW WINDSOR PLANNING BOARD 90-44**

Dear Mr. Plotkin:

This letter is being written pursuant to the direction of the Planning Board Chairman and in line with discussions with the Town Supervisor, pursuant to the ongoing discussions with regard to drainage problems and required stormwater management considerations at the subject project.

At this time, it is our understanding that a comprehensive stormwater management plan has not been completed, nor have soil erosion and sediment control plans been prepared in conformance with the New York State Department of Environmental Conservation SPDES general permit requirements.

Please be advised that the subject application will not be considered for approval when the current approval expires on 3 April 1996 unless all requirements as noted above have been complied with, all necessary permits and approvals obtained, and all improvements installed.

We trust that this early notice will provide you with adequate time to address these issues before the matter is brought before the Board during early 1996.

Very truly yours,

TOWN OF NEW WINDSOR

Mark J. Edsall

Mark J. Edsall, P.E.

Town Consulting Engineer

MJesh a:plot10-11.sh

cc: George J. Meyers, Supervisor
James Petro, Planning Board Chairman

WALSH INDUSTRIAL CENTER - EXTENSION OF SPECIAL PERMIT
(90-44)

MR. PETRO: Let me brief the board up to date with this. Dave Plotkin's property where the Newburgh Auto Action parks the cars, they come in on special use permit to park the cars there. We have been granting him the one year permits and 60 days ago, we granted them 60 day permit in order for them to finish storm water management by a plan which was submitted to Mark and I believe that it has been submitted to you, Mark, but you found it unsatisfactory at this time. So I have come up with another plan of action.

MR. EDSALL: Well, the difficulty is that obviously, as the board members recall, back in the middle of 1994, the town started getting complaints, there's a lot of silt and materials running out onto River Road and Walsh Avenue and the town asked me to follow through and find out what can be done to solve the problem. Obviously they have graded a lot of areas, they are not finished. There is a lot of run-off from the property and we approached Mr. Plotkin and asked that he address that issue. And low and behold, not only is he obliged to satisfy this board but the state law happens to require that he do so, he needs a SPEDES permit for disturbance of five acres of land so technically, in my opinion, at this point he very likely could be in violation of New York State law so forget this board. At this point, bottom line is he's got to do something. We have been working with him since 1994 and approximately two weeks ago, he submitted some plans prepared by Spectra Engineering (phonetic) and to be very candid we're just, we're not pleased with them. We don't believe that they comply with the requirements of the state law. We don't believe they are adequate and after giving it quite a bit of thought and reviewing with the chairman and with the supervisor, since the supervisor gets a lot of complaints, my suggestion to the board is that we treat it like we would treat anything else that potentially has a state DEC violation. Let's send it to DEC, let's send these plans to DEC, say it's your jurisdiction, it's not ours, let them review the plans if they think they are fine so be it if they believe there's a violation that

needs to be--

MR. LUCAS: Then we need lead agency.

MR. EDSALL: They need to address SPEDES general permit if they issue it and they accept the plans then fine, we'll have it on record here then do you, what do you want to do?

MR. PETRO: We can go ahead.

MR. EDSALL: The plans that he submitted show a tremendous amount of material removal which in our mind we believe he needs a mining permit for. He may need a mining permit, let's send it to DEC. My suggestion to the board is that you table it so you don't need impact the business negatively, the other business that is using the site at this particular time and let's run it ourselves, let's look to DEC to tell us that, we take it out of Mr. Plotkin's hands, we send it to DEC and I'm sure if we ask DEC to look at it and get back to us, they will.

MR. PETRO: This board will be, we're stepping aside not taking any action?

MR. EDSALL: I'd table it until we get input from DEC.

MR. LUCAS: Make that in the form of a motion what he just said.

MR. DUBALDI: When does the permit run out, Jim?

MR. PETRO: June 3rd.

MR. EDSALL: So effectively, it's by tabling it, you're extending it while we're waiting for DEC.

MR. BABCOCK: You won't stop the use of the property if it's still being reviewed by DEC.

MR. PETRO: I didn't think we need a motion, just poll the board and we'll go along with that suggestion. So Ron, do you have a problem?

MR. LANDER: Well, no, I don't have a problem with it. Now does he need an approved site plan from us being that he is going to be changing that site after if he gets DEC approval?

MR. PETRO: He's got to come back to us, Ron, for site plan.

MR. PETRO: Absolutely and continuance of the special use permit.

MR. LANDER: Can't do anything in there, he can't take the material out until he has an approved site plan. They are going to ask him for that, aren't they?

MR. BABCOCK: He can, my understanding he can either do it two ways, with a site plan approval or mining permit.

MR. LANDER: We had the same thing on Caesars Lane, if you remember back, I don't know who it was now.

MR. EDSALL: Tri-Fam.

MR. PETRO: But Mike, if he obtains the mining permit, he doesn't need site plan for the mining?

MR. BABCOCK: Not for the mining.

MR. PETRO: But still needs site plan to park the cars and for special use permit to do that.

MR. EDSALL: And a lot of the court decisions on mining operations have held that the DEC has sole jurisdiction on mining operations, you have the right to restrict hours of operation, access for traffic for the trucks, so those are issues you can take up when he comes back but the actual mining operation is purely DEC's review.

MR. LANDER: Cause Tri-Fam came to us instead of trying to go get their mining permit, came to us and said this is what we want to do with the grade, lower the grade to do this, that and the other thing. They were trying to get not a way around the DEC, but they thought that it would be quicker by going through the approval

process here.

MR. PETRO: Don't forget little league did the same thing and the firehouse, I'm sorry, by the little league field.

MR. EDSALL: DEC's set up if the earth movement is part of an approved site plan, DEC treats it different than if you are doing it purely to remove and sell the material.

MR. LANDER: That was the point I was getting at before.

MR. PETRO: Let me ask this one more point. Now that he is basically going to be on hold with the New Windsor Planning Board, two things, one is what time limit is there with the DEC, in other words, if it goes to DEC, what if they don't hear back in seven months?

MR. EDSALL: We just have to keep on top of it. Point being is that obviously, this is not something that I have found to be a pleasurable item to be reviewing. The only reason I have been working on this is because there's been so many complaints and the supervisor's made it clear to me that there's been a lot of complaints. It's got to be taken care of. I think if we can go to DEC, the Town of New Windsor planning board and I can get ahold of Pat Faracane (phonetic) from DEC and tell him we need a response about this plan, he is going to respond quicker to a municipality than he will to an application.

MR. LUCAS: What's the biggest complaint?

MR. EDSALL: The road is under water and it turns into a silt, basically.

MR. BABCOCK: Solid sheet of ice in the winter.

MR. EDSALL: In the winter, it's a hazard.

MR. LUCAS: Another thing that I, not a complaint, but I notice that they'll have a lot of cars coming out of there when you're coming east down Walsh Road, that is

a blind curve, but I don't know if that is a pre-existing opening right.

MR. BBACOCK: I guess we probably can look at that more when they come back for the final site plan approval.

MR. PETRO: So let's just take mark's suggestion, we'll table this, let's see what the DEC has to say and if Ron you're in agreement?

MR. LANDER: Yes.

MR. STENT: Yes.

MR. KRIEGER: Until when?

MR. PETRO: When Mark feels that a comfortable time has elapsed.

MR. EDSALL: I'll keep in contact with the DEC.

MR. PETRO: Any problem?

MR. DUBALDI: No.

MR. STENT: No.

MR. PETRO: Any other business?

MR. EDSALL: Just on that, I think it is appropriate that we refer it to DEC rather than Mr. Plotkin because this is something we want to not get out off the loop on since you have an application so David wanted to send it himself and I just think that we want to stay in the loop.

MR. PETRO: Okay, sounds good. Any other business, Mike?

MR. BABCOCK: No.

MR. EDSALL: No.

MR. STENT: Motion to adjourn.

May 22, 1996

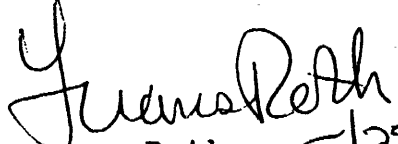
37

MR. DUBALDI: Second it.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. LUCAS	AYE
MR. STENT	AYE
MR. PETRO	AYE

Respectfully Submitted By:


Frances Roth
Stenographer

5/29/96



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: STEEL STYLE INC. WALSH ROAD INDUSTRIAL CENTER
PROJECT LOCATION: WALSH ROAD
PROJECT NUMBER: 90-44
DATE: 22 MAY 1996
DESCRIPTION: EXTENSION OF SPECIAL USE PERMIT

1. The following comments relate to a review performed on technical information submitted by Steel Style Inc. as prepared by Spectra Engineering. This information relates to the site's temporary use and a required SPDES General Permit which the Applicant is required to obtain.
 - a. The documents submitted consist of three plan sheets, and some computer generated data with no narrative or discussion on how the data was compiled or the basis for the drainage analysis. Further detail is necessary.
 - b. The detention basin analysis which appears on Sheet 1 of the computer data apparently only evaluates a 30" discharge, while the plan sheets depict both a 30" and an 18" pipe discharging from the proposed detention basin.
 - c. The information provided is not sufficient to determine if the detention basin design will attenuate peak flows while providing extended detention as required by New York State Department of Environmental Conservation. Flow analysis of the low flow culvert must be provided to determine if water quality benefits will be gained by the installation of the detention pond.
 - d. The detention pond facility must be designed to provide extended detention for one year 24 hour storm event or the first 1/2" of rainfall over the site, whichever is greater.
 - e. Mapping should be provided showing the time of concentration travel paths used to determine the runoff volumes from the site.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: STEEL STYLE INC. WALSH ROAD INDUSTRIAL CENTER
PROJECT LOCATION: WALSH ROAD
PROJECT NUMBER: 90-44
DATE: 22 MAY 1996
DESCRIPTION: EXTENSION OF SPECIAL USE PERMIT

Page Two

- f. Portions of the site have been diverted away from the detention facility and will continue to discharge down what is labelled as an "existing ditch to remain", in an easterly direction on Walsh Road to the intersection of Walsh Road and River Road. This drainage course has historically caused flooding and sedimentation problems in the roadway at the intersection. In addition, the entire disturbed site should be directed towards the detention pond facility in order to attenuate peak flow rates and provide settling time for water quality benefits.
 - g. The computer generated data identifies a 100 year storm event, however, it is unclear if provisions for passing the 100 year storm event are provided in the detention facility.
 - h. The plans provided for future submissions should be prepared in compliance with State Department of Environmental Conservation Stormwater SPDES Permit for disturbances in excess of 5 acres. As well, it should be noted that it is the Applicant's responsibility to have such plans complete and available for review by NYSDEC, who has sole jurisdiction for the permit.
 - i. An analysis of all pipes included in the drainage system including the two (2) 30" diameter pipes identified crossing Walsh's Road and the two discharge pipes from the detention facility should be provided.
 - j. This application contains a grading sheet which would require a Mining/Reclamation Permit from the NYSDEC. This would also require Site Plan review for the mine use.
2. As referenced above, the stormwater management and soil erosion and sediment control review and approval falls under the purview of the New York State Department of Environmental Conservation. Although the Town has no direct jurisdiction for review of same, we have performed the above review in order to determine the general adequacy of the information placed on the record. At this time, it is our opinion that the design information is inadequate and is not in compliance with the applicable State Permit requirements. As such, we cannot recommend that the Board accept same in connection

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

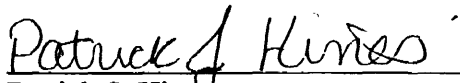
REVIEW NAME: STEEL STYLE INC. WALSH ROAD INDUSTRIAL CENTER
PROJECT LOCATION: WALSH ROAD
PROJECT NUMBER: 90-44
DATE: 22 MAY 1996
DESCRIPTION: EXTENSION OF SPECIAL USE PERMIT

Page Three

with the temporary Special Use Permit previously approved for the property. Further, since acceptable soil erosion and sediment control measures have not been implemented at the site, we must conclude that the ongoing silt runoff and deposition problems which have occurred over the last several years will continue until this issue is properly addressed.

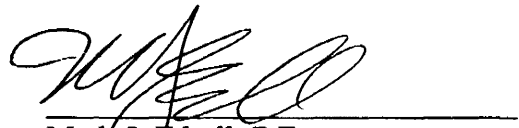
Based on the above information, it is my recommendation to the Board that SEQRA cannot be concluded and, hence, approval action cannot be taken.

Respectfully submitted,


Patrick J. Hines
Senior Engineer

PJH/MJesh

a:steel.sh


Mark J. Edsall, P.E.
Principal

RESULTS OF P.E. MEETING

DATE: May 22, 1996
(Plotkin)

PROJECT NAME: Welsh Indust. Center PROJECT NUMBER 90-44

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Plans submitted to resolve land runoff should be
sent for review to D.E.C.

Permit to be extended for

Tabled until response from D.E.C.

March 22, 1995

1

TOWN OF NEW WINDSOR

PLANNING BOARD

MARCH 22, 1995

MEMBERS PRESENT: JAMES PETRO, CHAIRMAN
EDWARD STENT
RON LANDER
CARMEN DUBALDI

ALSO PRESENT: MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

MICHAEL BABCOCK
BUILDING INSPECTOR

ANDREW KRIEGER, ESQ.
PLANNING BOARD ATTORNEY

MYRA MASON
PLANNING BOARD SECRETARY

ABSENT: HENRY VAN LEEUWEN

MR. PETRO: I'd like to call the regular meeting of the New Windsor Planning Board to order for March 22, 1995. Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

MR. PETRO: Has everyone had a chance to read the minutes of February 22, 1995?

MR. DUBALDI: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that we adopt the minutes dated February 22, 1995, any further

DISCUSSION:

WALSH INDUSTRIAL CENTER SPECIAL PERMIT (90-44) REQUEST
FOR EXTENSION OF APPROVAL

MR. PETRO: Request for extension of approval for one year. This is on Walsh Road, this is from Steel Style Shipyard, this is the Newburgh Auto Auction parks the cars on Walsh Road.

MR. LANDER: Is the applicant here?

MR. PETRO: I'm going to represent the applicant.

MR. LANDER: I make a motion we grant--

MR. PETRO: Last approval came on April 3, '94, this will take us to April 3, I'm sorry, yes for one year.

MR. LANDER: For one year.

MR. EDSALL: Can I get something on the record? Obviously, there's been quite a number of questions and concerns with regard to drainage in that area and erosion and other problems. We have been in contact with the owner on several occasions and in fact as you are aware he's attempting to acquire lands from Mobil. As late as today, I was explaining to the owners' representatives the fact that they need at minimum a general permit, a general SPEDES permit relative to the disturbed area that they have which to my knowledge significantly exceeds an acre so that is an issue they are aware of. They've indicated to me that they are going to be obtaining Mobil storm water management plan then blending in their plan with it and enacting an overall plan for the property.

MR. PETRO: Modify the plan to encompass the whole project.

MR. EDSALL: So that hopefully any erosion problems that have been occurring will be corrected and as well they understand their obligations so that is something.

MR. PETRO: They've already done some work on the

bottom. They've created some settling ponds but under the SPEDES general permit requirements they have to have an overall plan. They are aware of it, advised me that they intend to take care of that and that is not something we review but we're just advising them for their own protection.

MR. PETRO: Thank you.

MR. DUBALDI: Second Mr. Lander's motion.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant one year extension to the Walsh Road Industrial Center special permit for one year extension. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

RESULTS OF P.B. MEETING

DATE: March 22, 1995

PROJECT NAME: Walsh Indust. Center PROJECT NUMBER 90-44

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL: One year Extension

M) L S) D VOTE: A 4 N 0 APPROVED: until 4-3-96

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Mark spoke re: Drainage on this property

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/22/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 90-44

NAME: WALSH INDUSTRIAL CENTER

APPLICANT: PLOTKIN, DAVID

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/13/94	REQUEST EXTENSION OF APPROVAL	APPRD:UNTIL 4-3-95
05/12/93	REQUEST EXTENSION OF APPROVAL	APPRD:UNTIL 4-3-94
04/08/92	REQUEST EXTENSION OF APPROVAL . EXTENSION APPROVED FOR ONE YEAR (4-3-93)	APPRD:UNTIL 4-3-93
09/25/91	REQUEST EXTENSION OF APPROVAL	APPRD:UNTIL 4-3-92
03/27/91	REQUEST EXTENSION OF APPROVAL	APPRD:UNTIL 10-3-91
10/10/90	PLANS SIGNED	APPROVED
10/03/90	P.B. APPEARANCE . NEED NEW PLAN	NEG.DEC./L.A.
09/18/90	WORK SESSION APPEARANCE	OPEN FILE

WALSH INDUSTRIAL CENTER (90-44)

MR. PETRO: Letter requesting one year extension of approval which I'll read. This is down on Plotkin's property presently leases to Newburgh Auto Auction. Dave Plotkin requests extension of the approval for the above-captioned site plan and special permit for a period of one year. Thank you for your attention to this request.

MR. VAN LEEUWEN: Only parking cars there, isn't he?

MR. PETRO: Just extension.

MR. VAN LEEUWEN: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve one year extension of the special permit for Walsh Industrial Center. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

New York State Department of Environmental Conservation
Division of Regulatory Affairs
21 South Putt Corners Rd., New Paltz, NY 12561-1696
Telephone: (914) 255-3121



Langdon Marsh
Acting Commissioner

Steel Style Inc
401 South St
Newburgh NY 12550

DEC #: 3-3348-00155/00001-0 Walsh Industrial Center
PROJECT: Mined Land Reclamation Permit Exemption Request
LOCATION: T. New Windsor, Orange County

Dear Mr. Crist:

We have conducted an evaluation of your request for permit exemption received on March 11, 1994. In your letter you seek a determination that a Mined Land Reclamation permit is not required to excavate sand and gravel from the site to mix with dredged material. Based upon your Beneficial Use Determination request we understand that the total quantity of dredged spoil is approximately 50,000 cubic yards while the amount of material to be mixed with this would be approximately 450,000 cubic yards. It is not clear what percentage of the above totals apply to the New Windsor site. We understand from speaking with Mr. Plotkin of your organization that dredged spoils may or may not still be part of the plan for this site. In any event, a Mined Land Reclamation Permit or Permit Exemption is required if more than 750 cubic yards of material are to be removed from this site during twelve consecutive months. The following items are required for us to proceed with our review:

1. The Special Use Permit for "Walsh Industrial Center" apparently expired on April 3, 1994. Please submit proof that this permit has been extended and a clear statement from the Planning Board as to what this approval encompasses. Planning Board minutes, resolutions, application materials or other similar data may be utilized providing that the activities and uses approved are clearly identified.
2. Please clarify the planned final use of the site and corresponding timeframes for both construction and site utilization.
3. Please note the volume of material to be removed from the site and the timeframe for removal.
4. Plans showing existing and final grading are required.
5. Provide a statement that proposed construction will be constructed concurrently with or shortly after excavation and that the excavation is integral to the project's construction.

April 12, 1994
Edward J. Crist
page 2 of 2

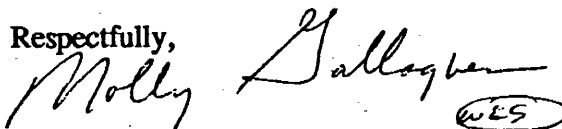
6. Provide a written statement from the New Windsor Planning Board that the storage of dredged material and/or the excavation of material either does not require approval and/or has already been approved.
7. The submitted plan is dated October 5, 1990 while the Planning Board approval is dated October 3, 1990. Please explain how the Planning Board approval pre-dates the plan preparation.

Please be advised that no mining resulting in the removal of more than 750 cubic yards of material during twelve consecutive months may be done at this site without a Mined Land Reclamation Permit or Permit Exemption.

Please recognize that your submission does little to identify a specific construction project which requires excavation to implement. Accordingly, we find it likely that a mining permit will be needed if you wish to proceed with your plans to excavate sand at the Walsh Avenue site.

Please call me at (914) 255-3121 if you have any questions.

Respectfully,

 (WES)

Molly Gallagher
Division of Regulatory Affairs
Region 3

MG12:3348_155
CC: J. McGrane
R. Martin

~~Re: New Windsor Planning Board~~

WALSH INDUSTRIAL CENTER (90-46)

MR. PETRO: Letter requesting one year extension of approval which I'll read. This is down on Plotkin's property presently leases to Newburgh Auto Auction. Dave Plotkin requests extension of the approval for the above-captioned site plan and special permit for a period of one year. Thank you for your attention to this request.

MR. VAN LEEUWEN: Only parking cars there, isn't he?

MR. PETRO: Just extension.

MR. VAN LEEUWEN: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve one year extension of the special permit for Walsh Industrial Center. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/14/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 90-44

NAME: WALSH INDUSTRIAL CENTER

APPLICANT: PLOTKIN, DAVID

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/13/94	REQUEST EXTENSION OF APPROVAL	APPRD:UNTIL 4-3-95
05/12/93	REQUEST EXTENSION OF APPROVAL	APPRD:UNTIL 4-3-94
04/08/92	REQUEST EXTENSION OF APPROVAL . EXTENSION APPROVED FOR ONE YEAR (4-3-93)	APPRD:UNTIL 4-3-93
09/25/91	REQUEST EXTENSION OF APPROVAL	APPRD:UNTIL 4-3-92
03/27/91	REQUEST EXTENSION OF APPROVAL	APPRD:UNTIL 10-3-91
10/10/90	PLANS SIGNED	APPROVED
10/03/90	P.B. APPEARANCE . NEED NEW PLAN	NEG.DEC./L.A.
09/18/90	WORK SESSION APPEARANCE	OPEN FILE

RESULTS OF P.B. MEETING

DATE: April 13, 1994

PROJECT NAME: Walsh Ind. Center PROJECT NUMBER 90-44

* * * * *

LEAD AGENCY:

M)___ S)___ VOTE: A___ N___

CARRIED: YES _____ NO _____

PUBLIC HEARING: M)___ S)___ VOTE: A___ N___

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) S VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) V S) L VOTE: A 4 N 0

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES_____ NO_____

DISCUSSION/APPROVAL CONDITIONS: _____

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.....

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WALSH INDUSTRIAL CENTER (90-44) REQUEST FOR EXTENSION
OF APPROVAL

MR. PETRO: Request for one year extension of approval. It's on Walsh Road, I think Mike and I, we've talked to the applicant. Mike, can you clarify what this is?

MR. BABCOCK: Mr. Chairman, as you know, they have the cars down on Walsh Road for the and also been approved for a trailer. They need an extension. I didn't think it's necessary that they be here at the meeting for that.

MR. VAN LEEUWEN: Which place is that?

MR. BABCOCK: Ruscutti's old place where they are parking the cars on Walsh Road. He wants an extension of the approval, one year extension.

MR. VAN LEEUWEN: Park the cars there, you mean? I have no problem. I make a motion we approve.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant one year extension of approval to Walsh Industrial Center.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

MR. PETRO: Approval had lapsed, it was 4/3/93 so this approval will take us to 4/3/94.

MR. BABCOCK: Right.

RESULTS OF P.B. MEETING

DATE: May 12-93

PROJECT NAME: Wabash Ind. Ctr. PROJECT NUMBER 90-44

LEAD AGENCY:

*

* NEGATIVE DEC:

*

M) S) VOTE: A N

* M) S) VOTE: A N

*

CARRIED: YES NO

* CARRIED: YES: NO

*

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) ✓ S) 5 VOTE: A N APPROVED: (one year) 4-3-94

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/12/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 90-44

NAME: WALSH INDUSTRIAL CENTER

APPLICANT: PLOTKIN, DAVID

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/08/92	REQUEST EXTENSION OF APPROVAL . EXTENSION APPROVED FOR ONE YEAR (4-3-93)	APPRD:UNTIL 4-3-93
09/25/91	REQUEST EXTENSION OF APPROVAL	APPRD:UNTIL 4-3-92
03/27/91	REQUEST EXTENSION OF APPROVAL	APPRD:UNTIL 10-3-91
10/10/90	PLANS SIGNED	APPROVED
10/03/90	P.B. APPEARANCE . NEED NEW PLAN	NEG.DEC./L.A.
09/18/90	WORK SESSION APPEARANCE	OPEN FILE

STEEL STYLE INC.

401 SOUTH WATER STREET

NEWBURGH, N.Y. 12550

(914) 562-0860 FAX (914) 562-0870

=== Engineers - Designers - Fabricators ===

March 31, 1992

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Attn: Mr. James Petro, Jr.
Chairman

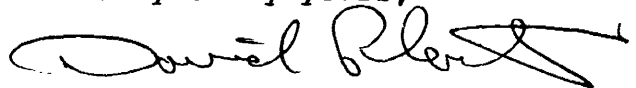
RE: Walsh Industrial Center
Site Plan & Special Permit
Approval - Expires 4/3/92
File No. 90-44

Gentlemen:

David Plotkin hereby respectfully requests an extension of approval of the above captioned Site Plan and Special Permit, for a period of one (1) year.

Thank you for your attention to this request.

Very truly yours,



David Plotkin
Owner

DP/rm

Approved A.P.

WALSH INDUSTRIAL CENTER: 90-44

Mr. Victor Dube came before the Board.

BY MR. BABCOCK: According to Mark's review on the industrial Walsh Industrial, they have got a six month permit from you gentlemen and it expires October 3rd. What they're asking for in a letter is either another six months or one year extension and they are here because it's a special permit use and it expires October 3rd.

BY MR. DUBALDI: For the auto park, right?

BY MR. BABCOCK: Yes.

BY MR. LANDER: Has there been any problems down there with traffic, drainage or anything that you're aware of?

BY MR. BABCOCK: I heard some comments about drainage tonight. I'm not aware of any myself.

BY MR. MC CARVILLE: There's a problem.

BY MR. LANDER: There's two problems. One leads to the other, one there's material coming out onto Walsh Road, just north of the entrance to the site and as you look up towards the line of cars, they have stripped acres and acres of soil so there's nothing there to retain the water from cascading off. In some places you have trenches a foot deep. There's got to be provisions made for strips of lawn or something like that in there between these roads or there's got to be some bales put along the edge to keep the soil from falling down to the highway.

BY MR. MC CARVILLE: I came there this afternoon about four o'clock and a lot of stuff was coming down on the road down there, the lower end of the property.

BY MR. SCHIEFER: Because they have stripped all the vegetation, they leveled the parking where the cars are. I know what they did.

BY MR. VAN LEEUWEN: There's some erosion, Dan is right. I wasn't down there today but I was down

the other day, that should be addressed.

BY MR. MC CARVILLE: Somehow we have to take care of that problem before it comes to the point where it's --

BY MR. VAN LEEUWEN: I have no problem as long as they take care of the erosion problem.

BY MR. MC CARVILLE: Me either.

BY MR. LANDER: Is it going to be expanded any further than it is right now?

BY MR. DUBE: No, we did on the top of the hill where the water was forming to go down through the center of the lot, we put it over to the trees, dug onto the property, you'll see where we put a swale and now the water gets diverted. Instead of going down the hill towards Walsh it goes into the trees that are still existing, dividing the upper from the lower lot.

BY MR. MC CARVILLE: It's following the southerly driveway and coming down to Walsh Road.

BY MR. DUBE: The main problem is on top every time it rained, we had to go back in and regard the access down the bottom of the hill so last time that happened, we graded the washout and we put like I said a swale off to the, I guess it would be to the north, northeast, so the water flows into the tree line from the upper section.

BY MR. VAN LEEUWEN: When was that done?

BY MR. DUBE: A couple of weeks ago.

BY MR. SCHIEFER: What I'm hearing is the Planning Board has no problems with this extension provided that that drainage problem is addressed.

BY MR. VAN LEEUWEN: I make a motion subject to the drainage is addressed.

BY MR. PETRO: Get George over there, get some bales of hay and direct the water from going out in the road, bales of hay and rods.

BY MR. SCHIEFER: Who should make the decision what they put in is adequate?

BY MR. PETRO: I can stop there, no problem, if it's up to Mike.

BY MR. SCHIEFER: If you're willing to do it, Jimmy, I'm willing to go along to give him the extension six months for a six month extension.

BY MR. BABCOCK: Six months or one year?

BY MR. SCHIEFER: Six months.

BY MR. VAN LEEUWEN: You can't.

BY MR. PETRO: I'd like to make a motion to have this extended to, extend the permit on this for an additional six months.

BY MR. MC CARVILLE: I'll second it.

BY MR. SCHIEFER: Providing the drainage is controlled, drainage and erosion is controlled subject to inspection by the Planning Board members.

ROLL CALL:

Mr. Petro: Aye.

Mr. McCarville: Aye.

Mr. Lander: Aye.

Mr. Dubaldi: Aye.

Mr. Schiefer: Aye.

STEEL STYLE INC.

401 SOUTH WATER STREET
NEWBURGH, NEW YORK 12550
(914) 562-0860

September 5, 1991

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, N. Y. 12553

Attn: Mr. Carl Schiefer
Chairman

RE: Site Plan & Special Permit
Approval - Expires 10/3/91
File No. 90-44
Walsh Industrial Center

Gentlemen:

David Plotkin hereby respectfully requests an extension of approval of the above captioned Site Plan and Special Permit, for a period of either six (6) months or one (1) year.

Thank you for your attention to this request.

Very truly yours,



David Plotkin
Owner

DP/rm

9/26/91
As per P.B. Meeting of 9-25-91 - Extension granted until 4-3-92 (m)

STEEL STYLE INC.

90-44

401 SOUTH WATER STREET
NEWBURGH, NEW YORK 12550
(914) 562-0860

March 7, 1991

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, N. Y. 12553

Attn: Mr. Carl Schiefer
Chairman

RE: Site Plan & Special Permit
Approval - Expires 4/3/91
Walsh Industrial Center

Gentlemen:

David Plotkin hereby respectfully requests an extension of approval of the above captioned Site Plan and Special Permit, for a period of either six (6) months or one (1) year.

It is our understanding that within a one (1) year period, there will no longer be a need to store vehicles on this site.

Very truly yours,



David Plotkin
Owner

DP/rm

3/27/91 Meeting:
Extension of approval granted - 6 months
Expires 10/3/91

CC: M.E.

== ENGINEERS • DESIGNERS • FABRICATORS ==

PLOTKIN

MR. EDSALL: If you can recall, Walsh Industrial Center site plan application 90-44, which is the site that has the vehicles stored on them. The current model year car parking. The site plan was granted a special permit and it was expired April 3rd or it's expired April 3rd, 1991. It needs an extension of some sort or you have got to determine that you don't want to extend it.

MR. LANDER: Have we had any problems?

MR. BABCOCK: None whatsoever.

MR. VAN LEEUWEN: He's cleaned it up.

MR. PAGANO: I make a motion we extend another six (6) months.

MR. VAN LEEUWEN: I'll second it.

MR. EDSALL: One thing they should be very careful in some sediment control, if it has hay bales or silt fences because the extent that they have been grading, I'm concerned with that type of material similar to Plum Point, if we get some really heavy rains, it might wash.

MR. LANDER: That's recently they were grading?

MR. EDSALL: Maybe they could do a little protective measures. It's going to save them from a law suit.

MR. PAGANO: Subject to engineer's comments.

MR. SCHIEFER: The applicant is requesting a six month or a one year extension. You're suggesting six months?

MR. PAGANO: I suggest six.

MR. SCHIEFER: Motion has been made and seconded we give a six (6) month extension to this special permit for the site plan to include Mark's comments.

ROLL CALL:

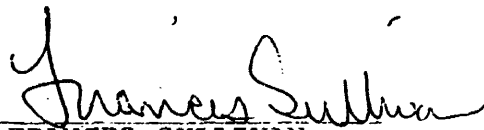
Mr. Pagano	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye

ROLL CALL (CONT'D):

Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

Being that there was no further business to come before the Board a motion was made to adjourn the meeting by Mr. VanLeeuwen seconded by Mr. Pagano and approved by the Board.

Respectfully submitted;



FRANCES SULLIVAN
Stenographer

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/11/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 90-44

NAME: WALSH INDUSTRIAL CENTER
APPLICANT: PLOTKIN, DAVID

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/19/90	SITE PLAN MINIMUM	PAID		750.00	
10/10/90	P.B. ENGINEER FEES	CHG	157.00		
		TOTAL:	157.00	750.00	-593.00

Please Issue A Check In The
Above Amount (\$593.00) To:

Newburgh Auto Auction
18 Rt. 17K
P.O. Box 2426
Newburgh, N.Y. 12550

Gave to Susan 10/11/90

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-44

NAME: WALSH INDUSTRIAL CENTER

APPLICANT: PLOTKIN, DAVID

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/18/90	MUNICIPAL HIGHWAY	/ /	
ORIG	09/18/90	MUNICIPAL WATER	09/20/90	APPROVED
ORIG	09/18/90	MUNICIPAL SEWER	/ /	
ORIG	09/18/90	MUNICIPAL SANITARY	09/20/90	APPROVED
		. MUST PROVIDE A CONNECTION TO SEWAGE COLLECTION SYSTEM.		
ORIG	09/18/90	MUNICIPAL FIRE	/ /	
ORIG	09/18/90	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 90-44

NAME: WALSH INDUSTRIAL CENTER

APPLICANT: PLOTKIN, DAVID

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/18/90	WORK SESSION APPEARANCE	OPEN FILE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
Application

FOR PROJECT NUMBER: 90-44

NAME: WALSH INDUSTRIAL CENTER

APPLICANT: PLOTKIN, DAVID

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/18/90	APPLICATION FEE	CHG	25.00		
09/18/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 90-44

NAME: WALSH INDUSTRIAL CENTER

APPLICANT: PLOTKIN, DAVID

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/19/90	SITE PLAN MINIMUM	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 15 October 1990

SUBJECT: Walsh Industrial Center Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-90-44

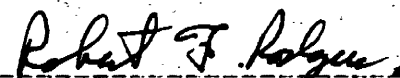
DATED: 19 September 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-090

A review of the above referenced subject site plan was conducted on 15 October 1990.

This site plan is acceptable. I would, however, like to be advised when the automobiles are moved in, so that the emergency access routes can be established.

PLANS DATED: 19 September 1990; Revision 2.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

SEP 18 1990
90 - 44

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒

subdivision _____ as submitted by

LANC & Tully for the building or subdivision of
Walsh Industrial Center - Special Permit. has been

reviewed by me and is approved ☒

disapproved _____

If disapproved, please list reason _____

Must provide a connection to Sewage Collection
system. Property is located in S.D. #9 within 150' of
sewer line.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Selman D. Masten Jr.

SANITARY SUPERINTENDENT

Sept. 20, 1990

DATE

9-20
9-90

SEP 18 1990
90-44

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Cape & Tully for the building or subdivision of
Walsh Rd. Industrial Center has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Water is available - How much of a
consumption per day?

HIGHWAY SUPERINTENDENT

[Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
C.C.H.E.

SEP 18 1990

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received Sept. 18, 1990
Meeting Date Sept. 26, 1990
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Walsh Industrial Center
2. Name of Applicant David Plotkin Phone 562-0860
Address Shore Dr. Blooming Grove N.Y. 10914
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record David Plotkin Phone 562-0860
Address Shore Dr. Blooming Grove N.Y. 10914
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Lance Tully Phone 294-3700
Address P.O. Box 687 Rt. 207 Goshen N.Y. 10924
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Dennis Lowes Phone 294-3700
(Name)
7. Location: On the South side of Walsh Rd.
(Street)
_____ feet _____
(Direction)
of _____
(Street)
8. Acreage of Parcel 27
9. Zoning District _____
10. Tax Map Designation: Section 9 Block 1 Lot 38.1 232
11. This application is for Walsh Industrial Center.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership

Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says that he resides at _____ in the County of _____ and State of _____ and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

18th day of September 1990

Dennis M. Lowes
Notary Public

David Ploetz
(Owner's Signature)

David Ploetz
(Applicant's Signature)

Owner
(Title)

DENNIS M. LOWES
Notary Public, State of New York
No. 4602013

Orange Co.
Feb 28, 1991

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SPECIAL PERMIT

1. Name of Project Walsh Industrial Center
2. Name of Applicant David Plotkin Phone 562-0860
Address Shore Dr. Blooming Grove N.Y. 10914
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record David Plotkin Phone 562-0860
Address Shore Dr. Blooming Grove N.Y. 10914
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Lance Tully Phone 294-3700
Address P.O. Box 687 Rt. 207 Goshen N.Y. 10924
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Dennis Lowes Phone 294-3700
(Name)
7. Location: On the South side of Walsh
(Street)
_____ feet _____
(Direction)
of _____
(Street)
8. Acreage of Parcel 27 9. Zoning District _____
10. Tax Map Designation: Section 9 Block 1 Lot 28.232
11. Describe proposed use in detail: Office Trailer Installation
Storage of current-year Car Storage

12. Other Property Information:

- a.) Is the proposed use in or adjacent to a Residential District? NO
- b.) Is a pending sale or lease subject to Planning Board approval of this application? NO
- c.) When was property purchased by present owner? 1976
- d.) Has property been subdivided previously? NO When? _____
- e.) Has property been subject of special permit previously? NO. When? _____
- f.) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- g.) Is there any outside storage at the property now or is any proposed? Describe in detail: Vehicle storage awaiting sale - current Model year Autos

13. Attach a proposed plan showing the size and location of the Lot and location of all buildings and proposed facilities, including access drives, parking areas and all streets within 200 feet of the Lot. Plan should also comply with the Site Plan Checklist, as applicable.

AFFIDAVIT

Date: Sept. 18, 1990

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The Applicant further understands and agrees that the Planning Board may require you to periodically renew a Special Permit and withhold renewal upon a determination that prescribed conditions have not been or are no longer complied with.

David Plotkin
(Applicant)

Sworn to before me this
14th day of September, 19 90
Cheryl L. Canfield
(Notary)

CHERYL L. CANFIELD
Notary Public, State of New York
Qualified in Orange County
4861654
Commission Expires December 29, 1990

PROJECT I.D. NUMBER

617.21

90-44

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>David Plotkin</u>	2. PROJECT NAME <u>Walsh Industrial Center</u>
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>Walsh Rd, Town of New Windsor</u> <u>Tax Lots 9-1-70.1 L. 2811</u> <u>9-1-78.232 P. 216</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Install office Trailer & Current</u> <u>Model year Auto storage</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>20</u> acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>David Plotkin</u>	Date: <u>9-18-90</u>
Signature: <u>David Plotkin</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: <div style="text-align: center; padding: 10px;"><i>None</i></div>	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <div style="text-align: center; padding: 10px;"><i>None</i></div>	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <div style="text-align: center; padding: 10px;"><i>None</i></div>	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: <div style="text-align: center; padding: 10px;"><i>None</i></div>	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. <div style="text-align: center; padding: 10px;"><i>None</i></div>	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. <div style="text-align: center; padding: 10px;"><i>None</i></div>	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. <div style="text-align: center; padding: 10px;"><i>None</i></div>	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
Name of Lead Agency	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
Date	

SEP 18 1990

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

David Plotkin, deposes and says that he
resides at Shore Dr. Blooming Grove
(Owner's Address)

in the County of Orange
and State of New York 10914
and that he is the owner in fee of Walsh Industrial
Center

which is the premises described in the foregoing application and
that he has authorized Dennis Lowes
to make the foregoing application as described therein.

Date: Sept 18, 1990

David Plotkin
(Owner's Signature)

Victor C. Duke Jr.
(Witness' Signature)

Vic Dube
Operations Manager

Newburgh Auto Auction
18 Route 17K
P.O. Box 2426
Newburgh, NY 12550

GE Capital
Auto Auctions

(914) 562-0700
FAX
(914) 562-0095

L

(914) 562-0860

STEEL STYLE INC.
DESIGNERS - ENGINEERS - FABRICATORS

401 SO. WATER STREET
NEWBURGH, N.Y. 12550

DAVID PLOTKIN
GENERAL MANAGER
VICE PRESIDENT

KEY, P.E.
R, P.E.
P.E.

sylvania

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 90 - 44
WORK SESSION DATE: 18 Sept '90 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: REQUIRED:
PROJECT NAME: Walsh Ave Industrial Park
PROJECT STATUS: NEW X OLD
REPRESENTATIVE PRESENT: Dave Plotkin / Vic Dube
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/E CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

PI zone

Special Permit B-1 Trailer
store cars.

- drive loc.

- # vehicles. max

- trailer loc.

(temp-sewer?)

CONCEPT PLAN
 PROPOSED OFFICE/SECURITY TRAILER INSTALLATION
 ON LANDS OF DAVID PLOTKIN
 FOR
 PROPOSED CURRENT-YEAR CAR STORAGE
 FOR
 NEWBURGH AUTO AUCTION



LOCATION PLAN
 U.S.G.S. TAKEN FROM CORNWALL QUAD.
 SCALE: 1" = 2000'

NOTES:
 1. THIS MAP IS BASED ON A MAP ENTITLED "SURVEY AND PROPOSED LOT LINE CHANGE PREPARED FOR MOBIL OIL CORPORATION, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK", PREPARED BY LANC & TULLY, P.C. ON AUGUST 28, 1990, AND DEEDS OF RECORD SHOWN AS FILED IN THE ORANGE COUNTY CLERK'S OFFICE.
 2. THE BOUNDARIES OF TAX LOTS 9-1-70.1 AND 9-1-78.232 HAVE NOT BEEN SURVEYED, AND, AS SHOWN, ARE NOT CERTIFIED TO BE TRUE AND CORRECT.

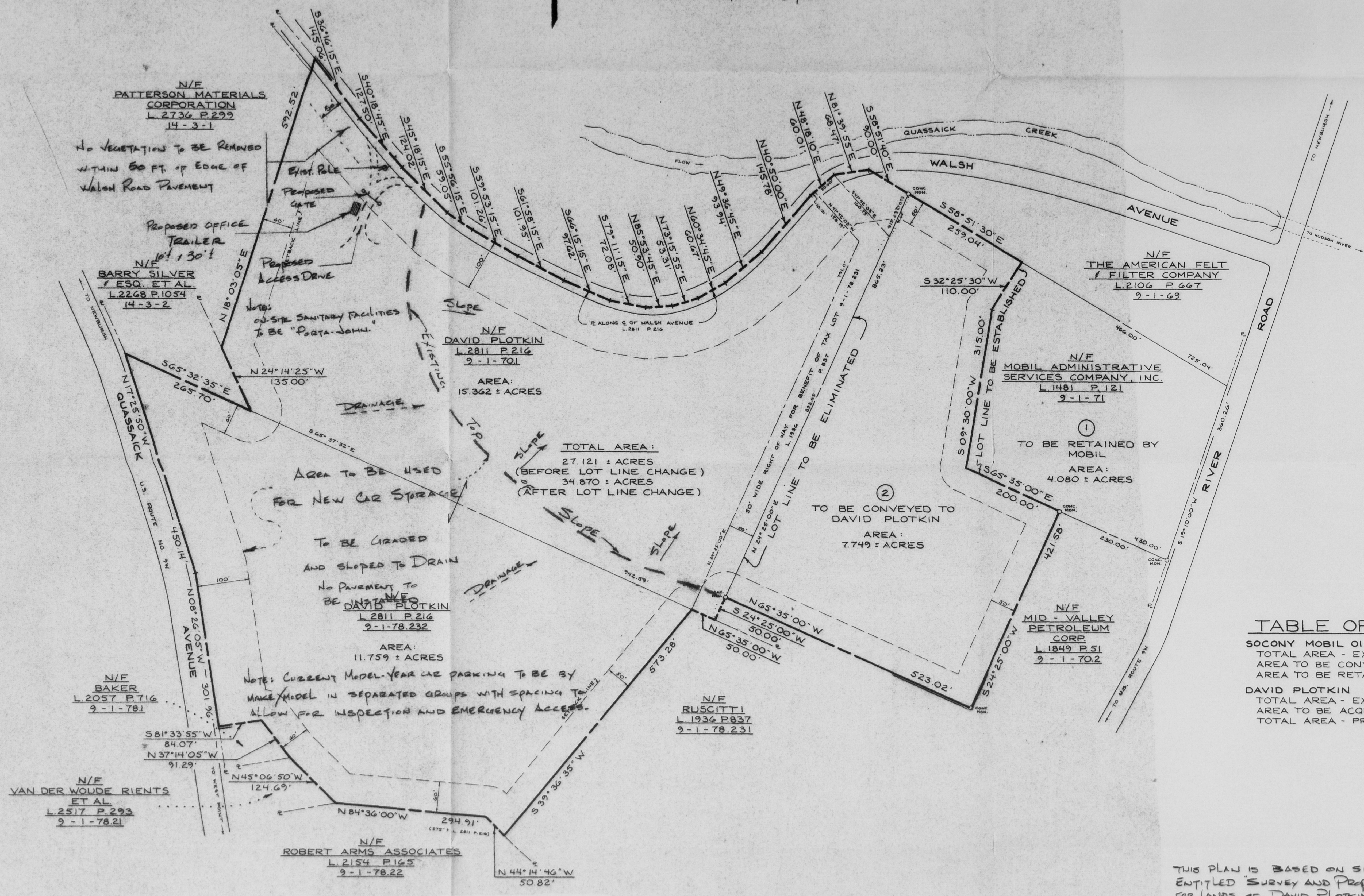


TABLE OF AREAS:

SOCONY MOBIL OIL CO.	
TOTAL AREA - EXISTING	11.829 ± ACRES
AREA TO BE CONVEYED	7.749 ± ACRES
AREA TO BE RETAINED	4.080 ± ACRES
DAVID PLOTKIN	
TOTAL AREA - EXISTING	27.121 ± ACRES
AREA TO BE ACQUIRED	7.749 ± ACRES
TOTAL AREA - PROPOSED	34.870 ± ACRES

NOTE:
 THIS MAP (SHEET 2 OF 2) IS NOT VALID UNLESS ATTACHED TO SHEET 1 OF 2, ENTITLED "SURVEY AND PROPOSED LOT LINE CHANGE PREPARED FOR MOBIL OIL CORPORATION, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK."

TABLE OF ZONING DATA:

DISTRICT: P1 (PLANNED INDUSTRIAL)	PRE-EXISTING
MINIMUM DIMENSIONS REQUIRED:	30.6'
FRONT YARD	100'
REAR YARD	50'
SIDE YARD	50'
ONE SIDE	68.1'
BOTH SIDES	110'
LOT WIDTH	200'
LOT AREA	80,000 SQ. FT.
STREET FRONTAGE	100'
MAXIMUM DIMENSIONS REQUIRED:	
FLOOR AREA RATIO	0.1
BUILDING HEIGHT	6'11" TO NEAREST LOT LINE
CURRENT USE:	B-4 (BULK STORAGE) GROUP: PP

RECORD OWNERS:
 TAX LOT 9-1-71
 SOCONY MOBIL OIL COMPANY, INC.
 L 1481 P 121
 TAX LOTS 9-1-70.1 AND 9-1-78.232
 DAVID PLOTKIN
 L 2811 P 216

NOTE:
 THE PURPOSE OF THIS MAP IS TO SHOW THE PARCELS OF LAND WHICH WILL BE CREATED UPON APPROVAL OF A LOT LINE CHANGE FOR LANDS OF SOCONY MOBIL OIL CORPORATION AND THE RECORDING OF NECESSARY LEGAL DOCUMENTS TO EFFECT THE CONVEYANCE OF REAL PROPERTY OWNERSHIP.



Dennis M. Lowes, L.S.
 DENNIS M. LOWES, L.S.
 NEW YORK STATE LICENSE NO. 49094

APPROVED BY THE TOWN OF NEW WINDSOR PLANNING BOARD

CHAIRMAN _____ DATE _____

APPROVED BY THE BUREAU OF FIRE PREVENTION TOWN OF NEW WINDSOR, N.Y.
 DATE: 9/1/90 SIGNATURE: [Signature]

COPYRIGHT 1990 LANC & TULLY, P.C.

LANC & TULLY
 ENGINEERING AND SURVEYING, P.C.

SITE PLAN
 WALSH INDUSTRIAL CENTER
 FOR
 SPECIAL PERMIT
 TOWN OF NEW WINDSOR
 ORANGE COUNTY, NEW YORK

DATE: 9/1/90
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 100'

1. NO VEGETATION TO BE REMOVED WITHIN 50 FT. OF THE EDGE OF WALSH ROAD PAVEMENT.
2. ON-SITE SANITARY FACILITIES TO BE "PORTA-JOHN".



LOCATION PLAN

U.S.G.S. TAKEN FROM CORNWALL QUAD
SCALE: 1" = 2000'

1. THIS MAP IS BASED ON A MAP ENTITLED "SURVEY AND PROPOSED LOT LINE CHANGE PREPARED FOR DAVID PLOTKIN AND MOBIL OIL CORPORATION, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK", PREPARED BY LANC & TULLY, PC, ON AUGUST 28, 1990, AND DEEDS AND MAPS OF RECORD.
2. THE BOUNDARIES OF TAX LOTS 9-1-70.1 AND 9-1-78.232 HAVE NOT BEEN SURVEYED, AND, AS SHOWN, ARE NOT CERTIFIED TO BE TRUE AND CORRECT.

DISTRICT : PI
(PLANNED INDUSTRIAL)
MINIMUM DIMENSIONS REQUIRED:
FRONT YARD 100'
REAR YARD 50'
SIDE YARD
ONESIDE 50'
BOTH SIDES 110'
LOT WIDTH 200'
LOT AREA 80,000 SQ. FT.
STREET FRONTAGE 100'
MAXIMUM DIMENSIONS REQUIRED:
FLOOR AREA RATIO 0.1
BUILDING HEIGHT 6"/1' TO NEAREST
LOT LINE
CURRENT USE: VACANT

APPROVED BY THE TOWN OF NEW WINDSOR
PLANNING BOARD Site Plan Special Permit APPROVAL GRANTED
APPROVAL EXPIRES BY TOWN OF NEW WINDSOR PLANNING BOARD
ON OCT - 3 1990
APRIL 3, 1991
BY Daniel McCarville
Daniel McCarville, Secretary

CHAIRMAN

DATE

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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(914) 294-3700

P.O. Box 373 - Rt. 55
La Grangeville, N.Y. 12540
(914) 473-3730

WALSH INDUSTRIAL CENTER



SITE PLAN
FOR
SPECIAL PERMIT
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Date	OCTOBER 5, 1990
Revisions	

Sheet No:	1 OF 1
Drawing No:	90-109